

SECTION 8 SUPPLEMENTARY REGULATIONS

- 8.1 Structures to have Access - Every residence hereafter erected or moved shall be on a lot with access to a public street, or private street.
- 8.2 Outdoor Lighting - Outdoor lighting of trees, bushes, fountains, swimming pools, grounds or residences shall not illuminate or be reflected upon any adjacent property.
- 8.3 Corner Lots - When a lot faces more than one street, and front yard setbacks have been established, corner lot setbacks shall be at least as great as established for each street.
- 8.4 Protection of Street Right of Way - No land use permit shall be issued or use proposed in any street right-of-way or any proposed street right-of-way proposed on any official Master Plan adopted by the Board of County Commissioners which is still in effect.
- 8.5 Protection of Irrigation Ditch Easements - No land use permit shall be issued or use proposed within fifteen (15) feet of either side of an active irrigation ditch.
- 8.6 Fences, Walls and Hedges - Fences, walls and hedges in any district may be located on lot lines provided such fences, walls and hedges are constructed of materials consistent with the character of the area. Fences used in an agricultural pursuits to retain stock animals shall be excepted. However, no fences, walls, and hedges shall obstruct the visibility of traffic from the road.
- 8.7 Stop Order - Whenever any building work is being done contrary to the provisions of this ordinance, the Zoning Enforcement Agent shall order the work stopped by notice in writing served on any person engaged in doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the Zoning Enforcement Agent to proceed with the work.
- 8.8 Outside Storage - All accumulation of storage or salvage materials, including fuel tanks, shall be stored in an accessory building or screened from view.
- 8.9 Metal and Other Accessory Buildings - All accessory buildings in the R-20 and P.U.D. Districts shall meet the following requirements:
1. No unfinished reflective siding shall be allowed. All storage buildings over 1,200 square feet in size shall require a conditional use permit.
 2. Agricultural buildings are excepted from this section.

3. All accessory structures appearance will be in keeping with the main structure.

8.10 Exterior Appearance - All single family homes in this district shall meet the following standards:

1. All residential buildings shall have natural wood siding. Colors in keeping with the character of the area shall be used.
2. The pitch of the main structure shall be more than one (1) foot of rise for every four (4) feet of horizontal run. Unpainted galvanized metal roofs are not allowed in the district. Galvanized metal roofs shall be painted colors that are consistent with the character of the area.
3. All dwelling units manufactured substantially or entirely off-site shall meet current Department of Housing and Urban Development (HUD) codes.
4. All dwellings units shall be constructed to be consistent with the character of the area.
5. All exterior construction shall be completed within eighteen (18) months.
6. All dwellings shall have a width of more than one-half (1/2) their length.
7. All residences shall have a minimum of twelve (12) inch overhang on gables and eaves.
8. All exteriors shall have a finished appearance.

8.11 Utilities

1. Utilities, other than lines used for the distribution of electricity in new service areas as defined in Section 69-4-102 MCA, shall be installed underground unless a variance is granted pursuant to Section 13 of this ordinance.
2. Lines used for the distribution of electricity in a new service area shall be installed underground, provided however, the Zoning Commission may grant a variance to allow overhead lines for the distribution of electricity when the applicant shows that the installation of underground distribution lines would be technically or economically infeasible as defined in Section 69-4-102, MCA, and Rule 38.5.1002, ARM, of the Montana Public Service Commission.

- a. The procedures of Sections 13.3 and 13.4 of this ordinance shall apply to a variance request under this subsection.
 - b. The criteria of Sections 13.2 and 13.5 of this ordinance shall not apply to a variance request under this subsection.
- 3. If the Zoning Commission determines that the applicant requesting a variance to install overhead distribution lines for electricity fails to make the requisite showing to support the variance, the applicant may request that the Public Service Commission review the matter and issue an order concerning the installation of overhead distribution lines for electricity. The order of the Public Service Commission shall be conclusive. Upon presentation of an order issued by the Public Service Commission confirming the installation of overhead distribution lines for electricity, the Zoning Commission will grant the variance.

SECTION 9 HOME BUSINESSES

Home businesses are permitted in the R-20 District upon obtaining a conditional use permit. The applicant shall prepare an application as required by Section 11 of this ordinance.

- 9.1 The occupation or profession shall be carried on wholly within the principal building, other accessory structure, or screened from view.
- 9.2 Not more than four (4) people who are not a member of the applicant's immediate family and who are not a resident of the applicants home may be employed on-site.
- 9.3 The use of electrical or mechanical equipment that would change the fire rating of the structure or create visible or audible interference in radio or television receivers or cause fluctuations in line voltage outside the dwelling unit is prohibited.
- 9.4 There shall be no offensive noise, vibration, smoke, odors, heat or glare produced as a result of the home business.
- 9.5 The primary unit shall remain a residential structure, there shall be no exterior display or alteration that changes the residential character of the premises.
- 9.6 If the business is an auto related business all vehicles shall be stored and worked on within an enclosed building, or screened from view.

9.7 The home business may involve the use of up to two (2) commercial vehicles limited in size to two (2) tons, for delivery of products and materials to and from the premises. Vehicles will be stored in a garage, or screened from view.

9.8 All outside storage of business related materials shall be stored in an accessory building or screened from view.

SECTION 10 SIGNS

Signs within the districts shall be subject to the following requirements. No blinking, neon, or portable signs shall be permitted in the Trail Creek Zoning District.

10.1 Planned Unit Development (PUD) - Signs within the PUD District shall be limited to resident identification signs, real estate sale signs, and street signs, no larger than six (6) square feet.

10.2 Residential Single Family (R-20) - One sign no larger than six (6) square feet shall be allowed. Signs shall be for products produced on premises. Signs shall only be illuminated indirectly. Resident identification, home business, political, real estate for sale, no trespassing, no hunting, etc., and street signs shall be allowed.

10.3 Park (P) - Two (2) signs no larger than fifteen (15) square feet, for identification purposes only.

SECTION 11 CONDITIONAL USES

11.1 Intent - The intent of conditional use permits is to provide for specific uses, other than those specifically permitted in each district, which may be appropriate under certain safeguards or conditions.

11.2 Conditional Use Requirements - No structure or land may be used for any purpose in any district where such use is not a permitted use, unless such use is listed as a conditional use in this ordinance and approval for that use is listed as a conditional use.

Conditional use permits shall be granted only by the Zoning Commission, when their findings are that:

1. The use conforms to the objectives of The Trail Creek Zoning District and the intent of this ordinance, and
2. Such use will not adversely affect nearby properties or their occupants, and

3. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in this ordinance, and
4. Public hearings have been held, after the required legal notices have been given and the public has been given a chance to be heard upon the matter.

11.3 Conditional Use Procedure

1. All applications for conditional use permits shall be filed with the Gallatin County Planning Office, accompanied with the appropriate filing fee.
2. The Zoning Commission shall then designate the Zoning Enforcement Agent to review the facts of the application and determine if the application is consistent with the intent and purpose of this ordinance.
3. The Zoning Commission shall hold a public hearing to gather needed facts from all interested parties. The Zoning Commission may continue such hearing, if need be, to take additional information. Thereafter, the Zoning Commission shall either approve, conditionally approve or deny the application. A letter shall be sent to the applicant stating either conditions of approval or reasons for denial.
4. Notice of public hearing for conditional use permits shall be published at least twice 15 days prior to the hearing in a newspaper of general circulation. Adjacent property owners shall be notified by certified mail.

11.4 Conditional Approval - The Zoning Commission may make the granting of a conditional use permit subject to reasonable limitations or conditions as it may deem necessary to conform with the zoning code and preserve the character of the area. Said conditions may include but not be limited to the following:

1. Special setbacks, yards, open spaces and buffers;
2. Fences and walls;
3. Lighting;
4. Regulation of signs;
5. Regulation of vehicular ingress and egress;
6. Regulation of time of certain activities;

7. Landscaping and maintenance thereof;
 8. Time schedule of proposed development;
 9. Regulation of odors, smoke, dust, airborne particles, vibration, glare, heat and noise;
 10. Requiring dedication of rights-of-way;
 11. Requiring improvements of rights-of-way;
 12. Regulation of placement of uses on the property;
 13. Regulation of height;
 14. Regulation of the nature and extent of the use;
 15. Regulation of the length of time such use may be permitted.
- 11.5 Security - The Planning and Zoning Commission may require guarantees in the form of bonds, cash deposits and/or other evidences of compliance in order to secure compliance with conditions imposed.
- 11.6 Expiration - All conditional use permits issued for a definite term shall automatically expire at the end of the term.
- 11.7 Authorized Use - For purposes of this ordinance, a conditional use permittee shall not be considered as engaging in the authorized use on the site until the following conditions are satisfied:
1. Buildings proposed for construction in connection with the proposed use are in the process of actual construction on the site, or
 2. If remodeling proposed for existing buildings in connection with the proposed use has actually been commenced on the site, or
 3. If no construction or remodeling is contemplated then the permittee is regularly engaged on the site in performing the services or in selling the goods, materials, or stocks in trade of the use, and has secured all necessary federal, state and local permits and licenses.
- 11.8 Revocation or Modification of Permit - Upon notice of public hearing, conditional use permits may be revoked or modified by the Planning and Zoning Commission.

1. If there has been a substantial change of conditions from those at the time the permit or variance was granted,
2. Revocation or modification is necessary to protect the health, safety, and welfare of the area in which the subject property is situated or the residents of the county, to preserve the integrity of existing use patterns in the area in which the subject property is situated, and
3. The person holding this permit or variance has not engaged in the authorized use; or
4. If the person holding the permit or variance has not complied with the conditions; upon which it was issued. Modification or revocation may only be had after following the same formal procedure for notice and hearing required for the granting of a permit or variance in the first instance. Appeals from modification or revocation shall be as set forth in Section 13.7.

11.9 Building Permits: No building permit shall be issued other than in accordance with the conditions and terms of the conditional use permit. No building permit shall be issued until time for appeal on a conditional use permit has elapsed and all appeals finally decided.

11.10 Permits: Extensions:

1. No later than thirty (30) days prior to the expiration of the conditional use permit, the holder thereof may file written application with the Planning and Zoning Commission requesting an extension of time thereon and setting forth the reasons for such request. Each application shall be accompanied by the appropriate fee.
2. Within five (5) days from receipt of such application for extension, the Planning and Zoning Commission shall send a notice of such application by mail to persons, or their successors in interest of record in the County Assessor's office, who received mailed notice of the original application. Attached to such application shall be a notice that any person objecting to such extension shall, within fifteen (15) calendar days from the date or posting, notify the granting authority of such objection.
3. If any objection is received from those notified, the same formal procedure shall be followed as if the application for a conditional use permit upon which no permit had been granted.

4. If no objection is received, the Planning and Zoning Commission may extend the permit for a period equivalent to the original period for which it was granted, or for one (1) year, whichever is shorter.
5. An extension may only be granted upon finding of fact by the Planning and Zoning Commission that there has been no change of condition or circumstances that would have been grounds for denying the original application.
6. The Planning and Zoning Commission shall consider requests for extension only once at the end of the period. The decision of the Planning and Zoning Commission shall be final. No further requests for an extension on a project having already requested an extension shall be allowed.

SECTION 12 NON-CONFORMING LOTS, USES AND STRUCTURES

- 12.1 Intent - Within the districts established by this ordinance or amendments thereto, there exists lots, structures, uses of land and structures, and characteristics of use which were lawful before this ordinance was adopted or amended, but which would be prohibited, regulated or restricted under terms of this ordinance or future amendments. It is the intent of this ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this ordinance to be incompatible with permitted uses in the district involved. However, to avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment to this ordinance and which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

- 12.2 Non-Conforming Lots of Record - In any district, notwithstanding other limitations imposed by this ordinance, structures permitted in one district may be erected on any single lot of record on the effective date of this ordinance. A lot of record that does not meet lot area or lot width requirements must still meet other requirements of the district.

Where lots are larger than required by this ordinance, said lots may be subdivided into smaller lots except no parcel may be divided so as to create a lot smaller in lot width or lot area than required by this ordinance.

12.3 Non-Conforming Uses of Land - Where at the time of passage of this ordinance lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, the use may be continued so long as it remains otherwise lawful, provided:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance.
2. No such non-conforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance.
3. If any such non-conforming use of land ceases for any reason for a period of more than ninety (90) days, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.
4. No additional non-conforming structure in connection with the requirements of this ordinance shall be erected in connection with such non-conforming uses of land.

12.4 Non-Conforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restriction on lot area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be altered or enlarged in any way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
2. Should such non-conforming structure or non-conforming portion of a structure be destroyed by any means to the extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.

3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

12.5 Non-Conforming Uses of Structures - If lawful use of a structure or of structures and premises exists at effective date of adoption or amendment of this ordinance that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful providing that:

1. No existing structure devoted to a non-conforming use shall be enlarged, extended, constructed, or structurally altered, unless the use is changed to a permitted use.
2. Any non-conforming use may be extended to any other part of a building designed for such use, but no such use may be extended in any way to occupy land outside the building.
3. Non-conforming use of building, structures, or premises may be changed to another non-conforming use, provided that a conditional use permit is obtained from the Zoning Commission determining whether or not to grant the conditional use permit the Zoning Commission shall determine that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use.
4. Any structure, or structure and land, in or on which non-conforming use is superseded by a permitted use shall thereafter conform to the regulations of the district in which it is located and the non-conforming use may not thereafter be resumed.
5. Whenever non-conforming use of a structure or a premises ceases for ninety (90) days, the structure or premises shall not thereafter be used except in conformance with the regulations of the district in which it is located. The term "ceases" as used in this subsection shall mean that the activity in question has not been in operation for a period of ninety (90) days.
6. Where non-conforming use status applies to both structure and land, the removal or destruction of the structure shall eliminate the non-conforming status of the land.

12.6 Repairs and Maintenance - On any non-conforming structure or portion of the structure containing a non-conforming use, work may be done on ordinary repairs and fixtures, wiring, plumbing, or repair or replacement of non-bearing walls, to an extent not exceeding 10 percent of the replacement value of the building in any one year, provided that such work does not increase the cubic content of the building.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

- 12.7 Conditional Uses - Conditional uses provided for under Section 11 of this ordinance shall not be deemed a non-conforming use in the district in which it is permitted.

SECTION 13 VARIANCES

- 13.1 Authorization to Grant or Deny Variances - The Zoning Commission may authorize a variance from the requirements of this ordinance when it can be shown that because of special and unusual circumstances related to a specific piece of property, strict application of the ordinance would cause an undue or unnecessary hardship. No variance shall be granted to allow the use or development of property for a purpose not authorized within the zone in which the proposed development would be located. In granting a variance, the Zoning Commission may attach conditions it finds necessary to achieve compliance with the criteria of Section 13.2.

- 13.2 Criteria For Granting a Variance - A variance may be granted only upon finding compliance with all of the following criteria.

1. Exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity and that result from lot size or shape, topography, or other circumstances over which the owners of property have had no control since enactment of this ordinance.
2. The variance is necessary for the preservation of a property right of the applicant that is substantially the same as that possessed by owners of other property in the same zone.
3. The variance would not be materially detrimental to property in the same zone or vicinity in which the property is located.
4. The variance requested is the minimum variance that would alleviate the hardship.

- 13.3 Procedure - Written applications for variance shall be filed with the Gallatin County Planning Department. The appropriate fee shall accompany each application.

The Zoning Commission shall designate the Zoning Enforcement Agent to review the application and determine if the application meets the requirements of the zoning ordinance.

- 13.4 Hearing and Notice - There shall be a hearing for each variance application. The hearing shall be held at a time and place set by the Zoning Commission. Testimony shall be taken by the Zoning Commission from persons interested in said application and from the Zoning Enforcement Agent.

Notice of hearing shall be published twice in a newspaper of general circulation within the county at least fifteen (15) days prior to the hearing date. In addition, the county shall send a certified letter to record owners of property adjoining a proposed variance.

- 13.5 Approval - In approving an application for a variance, the Zoning Commission may designate such lawful conditions as will secure substantial protection for the public health, safety, and general welfare and shall find the request to meet the criteria set forth in Section 13.2. Any approval under this section shall be subject to the terms of the conditions designated in connection therein.

SECTION 14 ADMINISTRATION

- 14.1 Employees and Officers - In accordance with Section 76-2-102, M.C.A., the Trail Creek Planning and Zoning Commission is hereby authorized to appoint and hire such employees and officers as shall be deemed necessary to carry out the provisions of this regulation, including a Zoning Enforcement Agent.

The Zoning Enforcement Agent may be an employee of the County of Gallatin and if so, shall perform duties hereunder without remuneration in excess of their regular salary.

If the Zoning Enforcement Agent shall find that provisions of this ordinance are being violated with respect to zoning requirements, the Agent shall notify in writing the person responsible for such violations, indicating the nature of the violation and requesting that action be taken to correct it. The Zoning Enforcement Agent shall request discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes, discontinuance of an illegal work being done; or shall take any other action authorized by this ordinance to ensure compliance with or prevent violation of its provisions.

- 14.2 Permits - No building or other structure shall be erected, moved, added to or structurally altered and no land use shall be changed without valid land use permits as prescribed herein.

The application shall include such information as lawfully may be required by the Zoning Enforcement Agent including existing or proposed buildings and land; the number of families, housing units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for enforcement of this ordinance.

- 14.3 Conformance - No permit of any type shall be issued unless in conformance with the regulations contained within this ordinance. Permits issued on the basis of plans and applications approved by the Zoning Enforcement Agent authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this ordinance.

Conditional use permits and variances by the Planning and Zoning Commission shall be deemed in conformance with the terms of this ordinance. However, land use permits shall be issued only in accordance with the terms set forth in the conditional use permit and variance sections of this ordinance.

- 14.4 Expiration of Permits - Every land use permit issued by the Zoning Enforcement Agent under the provisions of this ordinance shall expire by limitation and become null and void, if the building or work authorized by such permit has not commenced within 18 months from the date of such permits, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before any such work can be recommenced, a new permit shall first be obtained to do so, and the fee therefore, shall be one-half (1/2) the amount required for the new permit for such work, provided no changes have been made or will be made in the original plans and specifications for the work; and provided further that such suspension or abandonment has not exceeded one year. All exterior construction shall be completed within 18 months of the date of issuance of the land use permit. A land use permit is not required for agricultural structures.

- 14.6 Permits Issued Contrary to this Ordinance - Any land use permit, or any authorization issued, granted, or approved in violation of the provisions of this ordinance, shall be null and void and of no effect without the necessity of any proceedings or a revocation or nullification thereof, and any work undertaken or use established pursuant to any such land use permit or other authorization shall be unlawful.

14.6 Duties of the Zoning Enforcement Agent - It shall be the duty of the Zoning Enforcement Agent to issue all land use permits and review all applications submitted to the Planning and Zoning Commission for conditional use permits, variances, rezoning requests and amendments to the ordinance. The Zoning Enforcement Agent and staff shall work for the Planning and Zoning Commission and be in an advisory capacity making recommendations on all requests. The Zoning Enforcement Agent and staff shall also investigate any possible violations to the zoning ordinance.

14.7 Appeals - Appeals from the decision of the Zoning Enforcement Agent concerning interpretation of this ordinance may be taken in writing to the Zoning Commission. Such an appeal from the decision of the Zoning Enforcement Agent must be taken within ten (10) working days in writing to the Zoning Commission.

A public hearing shall be held on any appeal only if the matter appealed was required by the terms of this ordinance to be decided after holding a public hearing. Such hearing shall be held in accordance with Section 13.4 of this ordinance.

14.8 Fees - All applications for permits, zone changes, conditional uses, or variances shall be accompanied by the applicable fees, which shall be established by the Planning and Zoning Commission by resolution after public notice and hearing.

No permit, zone change, conditional use, or variance shall be issued unless or until such costs, charges, fees or expenses listed below have been paid in full, nor shall any action be taken on proceedings before the Planning and Zoning Commission, unless, or until, preliminary charges and fees have been paid in full.

SECTION 15 MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements adopted for the promotion of the health, safety, and general welfare of the zoning district. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules or regulations, the most restrictive, or that imposing the higher standards, shall govern.

SECTION 16 AMENDMENTS AND CHANGES

- 16.1 Zoning Ordinance Amendments - This ordinance may be amended whenever the public necessity and convenience and general welfare requires such amendment and according to the procedure prescribed by law, and this ordinance.

An amendment may be initiated by:

1. The petition of one or more land owners of property affected by the proposed amendment, which petition shall be signed by petitioning land owners and shall be filed with the Gallatin County Planning Office, and shall be accompanied by the appropriate fee payable to the County of Gallatin, no part which shall be returnable to the petitioner; or by
2. Resolution of intention of the Board of County Commissioners; or
3. Resolution of intention by the Planning and Zoning Commission. Such amendment shall not become effective until after a public hearing has been held before the Zoning Commission, legal notice of which shall have been given in a newspaper of general circulation in the County not less than fifteen (15) days prior to the date of hearing.

SECTION 17 VIOLATION OF ORDINANCE

- 17.1 Compliance Regarding Violations - Whenever a violation of this ordinance occurs or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Planning and Zoning Commission or the Zoning Enforcement Agent. The Zoning Enforcement Agent shall then properly record the complaint and immediately investigate and take action thereon as provided by this ordinance.
- 17.2 Penalties - Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with the grant of variances or conditional uses or any of the requirements for conditions imposed by the Planning and Zoning Commission shall constitute a misdemeanor. Any person who violates the ordinance or fails to comply with any of its requirements shall upon conviction thereof, be fined not more than \$500.00 or imprisoned not more than six (6) months or both and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense and punishable as such.

SECTION 18 INVALIDATION

If any Section, subsection, subdivision, sentence, clause, paragraph or phrase of this regulation or any attachments hereto is for any reason held to be unconstitutional or void, such decision shall not affect the validity of the remaining portions of these regulations to render the same operative and reasonably effective for carrying out the main purpose intention of the regulations.

SECTION 19 ADOPTION

This entire regulation was adopted on July 24, 1991, by the Trail Creek Planning and Zoning Commission. It was amended on April 8, 1993, June 10, 1993, August 12, 1993 and April 14, 1994.

SHELLEY CHENEY, CHAIRMAN

JANE JELINSKI, MEMBER

DEB BERGLUND, MEMBER

A.D. PRUITT MEMBER

ARLETTA DERLETH, MEMBER

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